

GREEN BUILDING TAX ABATEMENTS

APPLICATION PROCESS

Building owners may be eligible for a property tax abatement for renovating existing buildings or constructing new buildings that were built to the [U.S. Green Building Council \(USGBC\) Leadership in Energy and Environmental Design \(LEED\)](#) standard or the [Green Building Initiative \(GBI\) Green Globes](#) standard and are subject to the Nevada Governor's Office of Energy (GOE) program criteria. The tax credit is designed to provide a financial incentive to businesses that build sustainable commercial buildings.

Once the building owner obtains a building permit *and* the project is registered with USGBC or GBI the owner applies for the property tax abatement with the GOE. New Construction or Core and Shell projects must submit an application within 120 days of receiving local government approval of the construction project. Existing Building projects must submit an application within 120 days of registering with USGBC or GBI.

The Project Registration Form and the application fee of \$1,750 are remitted to GOE to register the project. Click on the links for the [LEED Project Registration Form \(PDF\)](#) or [Green Globes Project Registration Form \(PDF\)](#). Upon receipt of all information, in accordance with [NRS 701A.110](#) and [NAC 701A.220](#), the applicant will be notified in writing acknowledging the project has been received and GOE will forward a copy of the application and the written notification to the appropriate parties.

PROGRAM REQUIREMENTS

After registering the project the applicant must submit documentation demonstrating USGBC or GBI certification within 48 months of implementation. When the applicant receives proof of certification the Certificate of Eligibility (COE) application for the abatement including all documents submitted to USGBC or GBI are provided to GOE. Click here for the [COE application \(PDF\)](#).

To qualify for a COE, a building must meet the equivalent of the silver level under the LEED standard or rating of two globes under the Green Globes standard. The terms and duration of the tax abatement are based upon the number of points awarded for energy conservation and energy performance, reference [NAC 701A.280](#).

To continue receiving the tax abatement, projects are required to submit documentation that, in the judgment of the Director, demonstrate the energy efficiencies have been achieved through compliance with the USGBC or GBI standards. After the third year of receiving the COE, documentation representing energy performance, annual energy reduction and utility and water cost and consumption is required annually, in accordance with [NAC 701A.260](#). In addition, written recertification of the project from a third-party commissioning firm is required after the third year and every subsequent year. For small scale projects, the recertification and compliance requirements may not be cost effective; therefore, it is recommended that applicants contact one or more commissioning firms to evaluate estimated costs and benefits.